

AVAILABLE FOR LEASE

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1397



1397 W Sunset Blvd, Suite #107, St. George, UT 84770

# Executive Summary

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## ASKING RATE

\$1.75/SF/month + \$0.29 CAM

## SPACE SIZE

±2,177 SF

## Property Highlights

- Estimated Monthly Rent: \$4,315 (approx.)
- Annual Rent: \$45,717
- Occupancy: Tenant occupied – call for showing
- Type: Retail / Office / Warehouse Flex
- Parking: Ample shared surface parking
- Zoning: Commercial (supports retail, office, or mixed-use)
- Year Built: 1999
- Building Size: ±15,483 SF total
- Lot Size: ±1.08 acres
- Ceiling Height: High clear height for retail or warehouse flexibility
- Access: Easy access from Sunset Blvd and nearby major intersections
- Features: Roll-up rear door, open floor plan, prominent storefront



# Property Description

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## Property Description

Position your business in one of St. George's most active commercial corridors with this exceptional retail opportunity located off Sunset Boulevard. Suite #107 offers approximately 2,177 square feet of highly functional space within a well-maintained retail plaza that attracts steady customer traffic throughout the day. The property combines excellent visibility, convenient access, and versatile features suited for a wide range of retail or service-oriented uses.

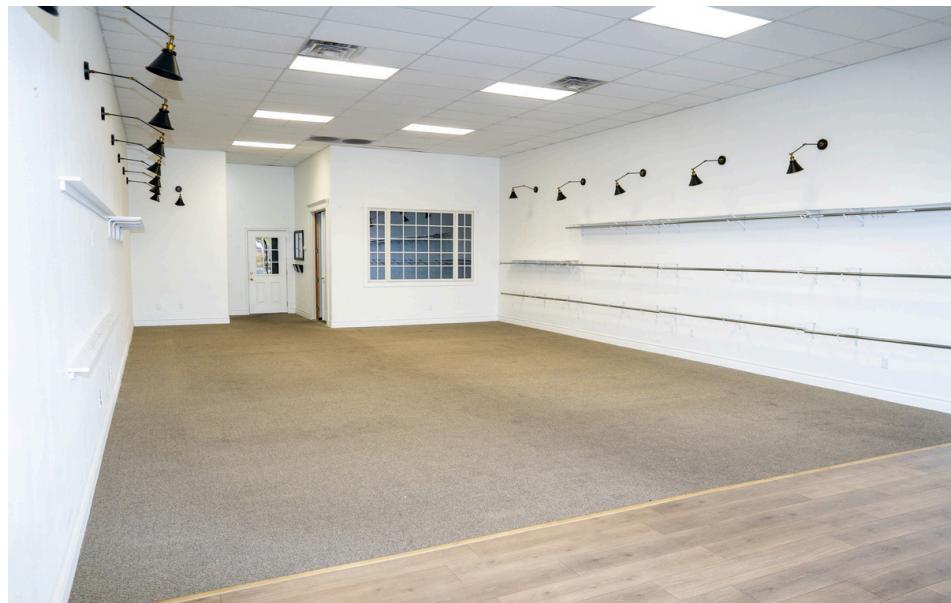
The suite features an inviting glass storefront with strong street presence, high ceilings that enhance the sense of openness, and a rear roll-up door for easy loading and inventory management. Its flexible layout can accommodate retail displays, showroom space, or professional office configurations depending on tenant needs. The building's exterior and common areas are well-kept, creating a professional and appealing environment for both tenants and customers.

Located along busy Sunset Boulevard, the plaza benefits from strong daily traffic counts, surrounding national and regional retailers, and nearby residential growth that continues to drive consumer activity. With ample shared parking, easy ingress and egress, and a location minutes from downtown St. George, this property offers the perfect balance of convenience, visibility, and functionality.

Ideal for retail, boutique, fitness, specialty services, or showroom users seeking a strategic location with long-term value, this space is ready to support your business success in one of Southern Utah's fastest-growing

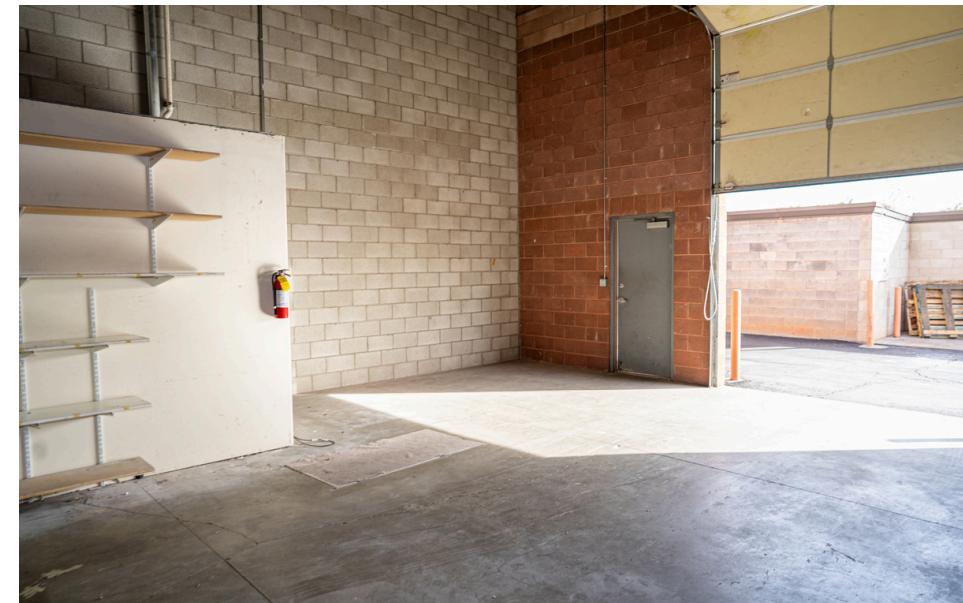
# Photos

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## Additional Photos

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# Map





## SHELLEE HAINES

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